ITEM #_____

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: MEADOW RIDGE ESTATES REZONE FROM A-1 TO R-1

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Matthew West **CONTACT:** MATTHEW WEST **EXT.** 7353

Agenda Date 07/13/05 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the rezone from A-1 (Agriculture) to R-1AA (Single Family) for a 4.9 acre site located on the east side of Lake Emma Road, 0.5 miles north of Longwood Hills Road, per the attached staff report (John "Jack" Walsh, applicant); or
2. Recommend APPROVAL of the requested rezone from A-1 (Agriculture) to R-1 (Single Family) for a 4.9 acre site located on the east side of Lake Emma Road, 0.5 miles north of Longwood Hills Road (John "Jack" Walsh, applicant); or
3. Recommend DENIAL of the requested rezone from A-1 (Agriculture) to R-1 (Single Family) for a 4.9 acre site located on the east side of Lake Emma Road, 0.5 miles north of Longwood Hills Road (John "Jack" Walsh, applicant); or
4. CONTINUE the item to a time and date certain.

District 4 – Commissioner Henley Matthew West, Planning Manager

BACKGROUND:

The applicant requests R-1 zoning which requires a minimum lot size of 8,400 square feet and a minimum lot width of 70 feet. The site is 4.9 acres on the east side of Lake Emma Road, 0.5 miles north of Longwood Hills Road. The Lot Compatibilty Analysis required by Section 30.1380.3 of the Land Development Code demonstrates that R-1AA is the most compatible zoning district for the subject site.

Reviewed by:
Co Atty: KR
DFS:
OTHER:
DCM:
CM:

File No. Z2005-029

STAFF RECOMMENDATION:

Staff recommends approval of rezoning to R-1AA instead of R-1.

ATTACHMENTS:

Staff report
Draft ordinance
Location Map
Future Land Use/Zoning Maps
Aerial Photograph of site

Meadow Ridge Estates Rezone
Staff Report

Rezone from A-1 (Agriculture) to R-1 (Single Family)	(Z2005-029)

REQUEST	
APPLICANT	John "Jack" Walsh
PLAN AMENDMENT	None
REZONING	A-1 to R-1
APPROXIMATE GROSS ACRES	4.9
LOCATION	East side of Lake Emma Road, 0.5 mile north of Longwood Hills Road.
BCC DISTRICT	4, Henley

Hearing Dates	
LPA/P&Z: July 13, 2005	BCC: August 23, 2005

STAFF ANALYSIS

Rezone from A-1 to R-1	(Z2005-029)

1. **Property Owner:** Rally United of Florida, LLC

2. **Tax Parcel Number:** 30-20-30-300-003R-0000

3. **Zoning Request**: The applicant requests R-1 zoning which requires a minimum lot size of 8,400 square feet and a minimum lot width of 70 feet. The subject property lies in an area consisting primarily of single family development and horse farms in the Low Density Residential future land use designation. Neighboring single family lots to the east and south are part of a subdivision under construction in the City of Longwood. That subdivision is known as Brentwood Club with lots similar to the County's R-1A zoning district. Property west of the site is zoned R-1AA platted as the Hidden Cove subdivision. To the north lies 5 acres zoned A-1 with a single family house. The site itself contains a single family dwelling and horse stables.

SITE DESCRIPTION

1. **EXISTING AND PERMITTED USES:** The future land use designation of LDR, currently assigned to the subject property, permits single family residential, as well as supporting uses, at a maximum density of 4 units per net buildable acre.

(North)

LDR Retention Pond site A-1	**LDR** Single Family house *A-1*	**LDR** vacant *A-1*
LDR SF residential R-1AA	**LDR** SF residential *A-1*	City of Longwood SF residential *City zoning*
LDR SF residential R-1AA	City of Longwood SF residential *City zoning*	City of Longwood SF residential *City zoning*

(West)

(South)

- *See enclosed future land use and zoning maps for more details.*

Facilities and Services:

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.

2. The proposed rezone is consistent with the adopted future land use designation assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan.

3. The site is in close proximity to central water and sewer service either through the City of Longwood or Seminole County. Prior to approval of any development requiring such service, the applicant must obtain documentation from one of these providers indicating the availability of service.

4. Information on stormwater capacity and outfall must be provided prior to subdivision approval.

Compliance with Environmental Regulations: At this time there are no concerns regarding compliance with environmental regulations. The southeast corner of the site is flood-prone. Therefore the site must comply with the County's flood-prone regulations.

Compatibility with Surrounding Development: After conducting the Lot Compatibilty Analysis required by Section 30.1380.3 of the Land Development Code, staff calculated that R-1AA is the most compatible zoning district for the subject site. The analysis evaluates appropriate zoning for a given parcel on the basis of existing zoning on surrounding properties within 660 feet. The calculations assign differing weights to the various districts according to permitted development intensities within those districts. For example, the R-1A district, with a minimum lot size of 9,000 square feet, has a weight factor of 8, while R-1AAAA, requiring half-acre lots, has a weight factor of 5. Properties zoned for Agriculture (A-1) receive a base weight of 4, but additional points can be assigned where water, sewer, and paved roads are available, for a maximum of 7. Weighting factors, together with the acreage of each zone within the 660-foot radius, determine the "compatible" zoning for the subject property. After examining the surrounding zoning, staff calculations yielded a weighted rating of 7.35 which corresponds to R-1AA zoning. R-1AA zoning requires a minimum lot size of 11,700 square feet and a minimum lot width of 90 feet.

If the Planning and Zoning Commission wishes to recommend approval of R-1 zoning, Seciton 30.1380.3(h) of the Land Development Code requires a buffer tract or easement of 35 feet in width along the north and west project boundaries. Building setbacks shall be measured from the easement/tract's inner edge. Four canopy trees per 100 feet shall be planted in the buffer. Alternative mitigation may be approved by the Board of County Commissioners.

Intergovernmental Notification: Since Longwood is not a signatory to the interlocal notification agreement and no other cities are affected, intergovernmental notification is not required.

STAFF RECOMMENDATIONS:

Staff recommends APPROVAL of rezoning to R-1AA instead of R-1.

Section 3. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 4. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon filing with the Department of State.

ENACTED this 23th day of AUGUST 2005.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:_____
Carlton Henley
Chairman

ORDINANCE NO. 2005- **SEMINOLE COUNTY, FLORIDA**

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE R-1 (SINGLE FAMILY) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Meadow Ridge Estates Rezone Staff Report, dated August 13, 2005.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from A-1 (Agriculture) to R-1 (Single Family):

LEGAL DESCRIPTION:

THE SOUTH 233.441 FEET OF THE NORTH 716.441 FEET OF THE WEST 933 FEET OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST, RESERVING, HOWEVER, AN EASEMENT FOR ROADWAY PURPOSES IN COMMON WITH OTHERS OVER AND ACROSS THE EAST 33 FEET THEREOF AND LESS THE WEST 17.00 FEET THEREOF.

LESS THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 17.00 FEET OF THE SOUTH 233.441 FEET OF THE NORTH 716.441 FEET OF THE WEST 933 FEET OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

Section 3. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

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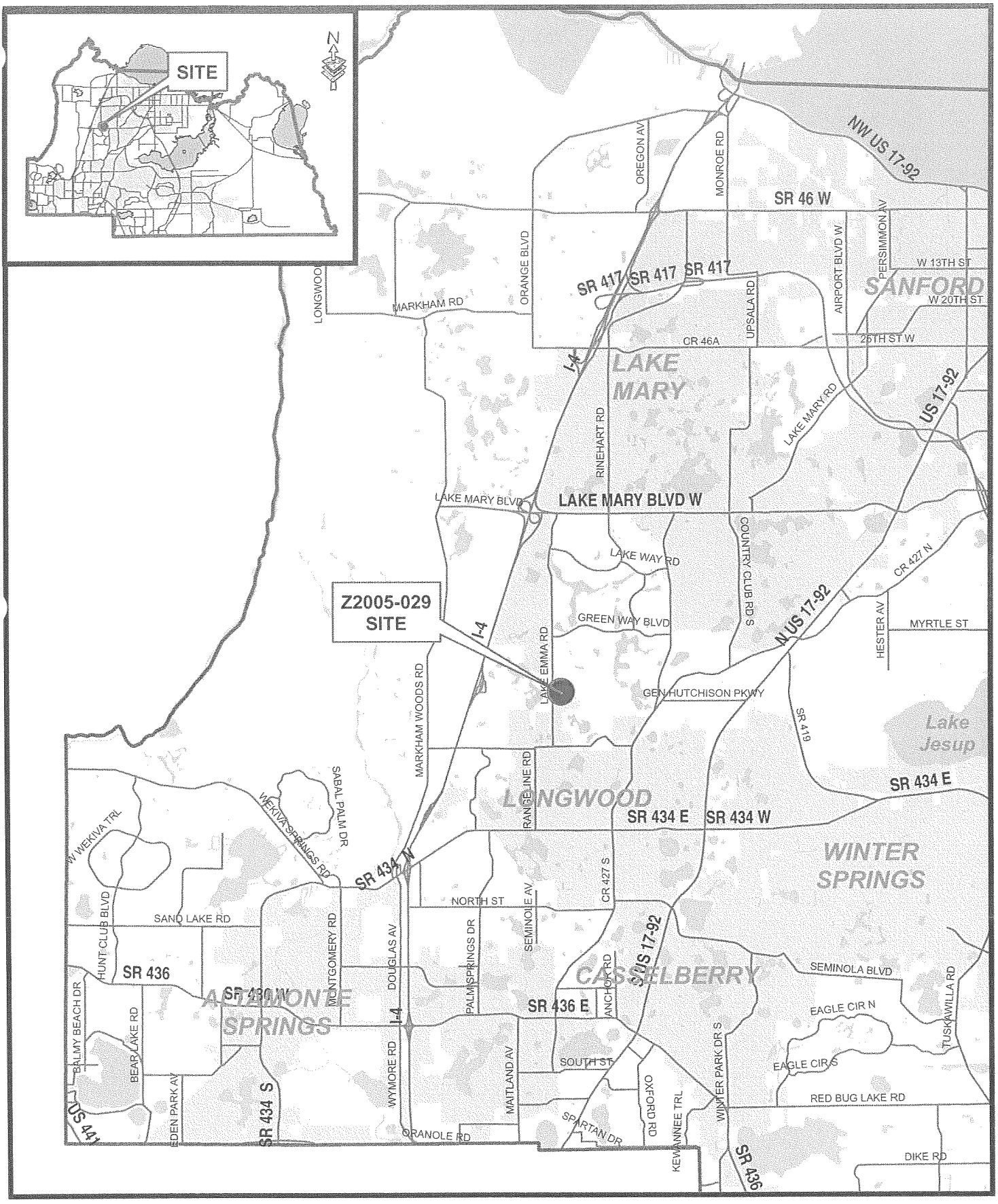
BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:_____
Carlton Henley
Chairman



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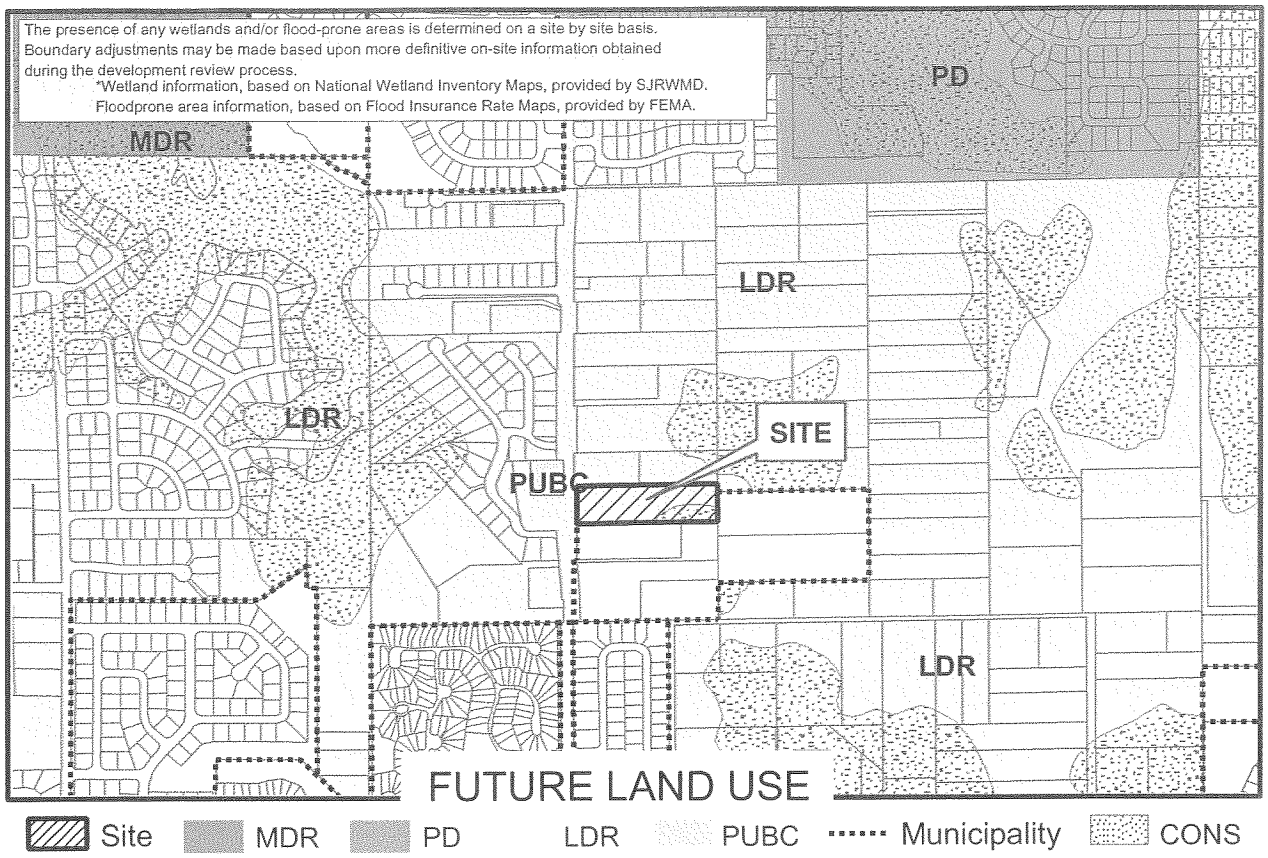
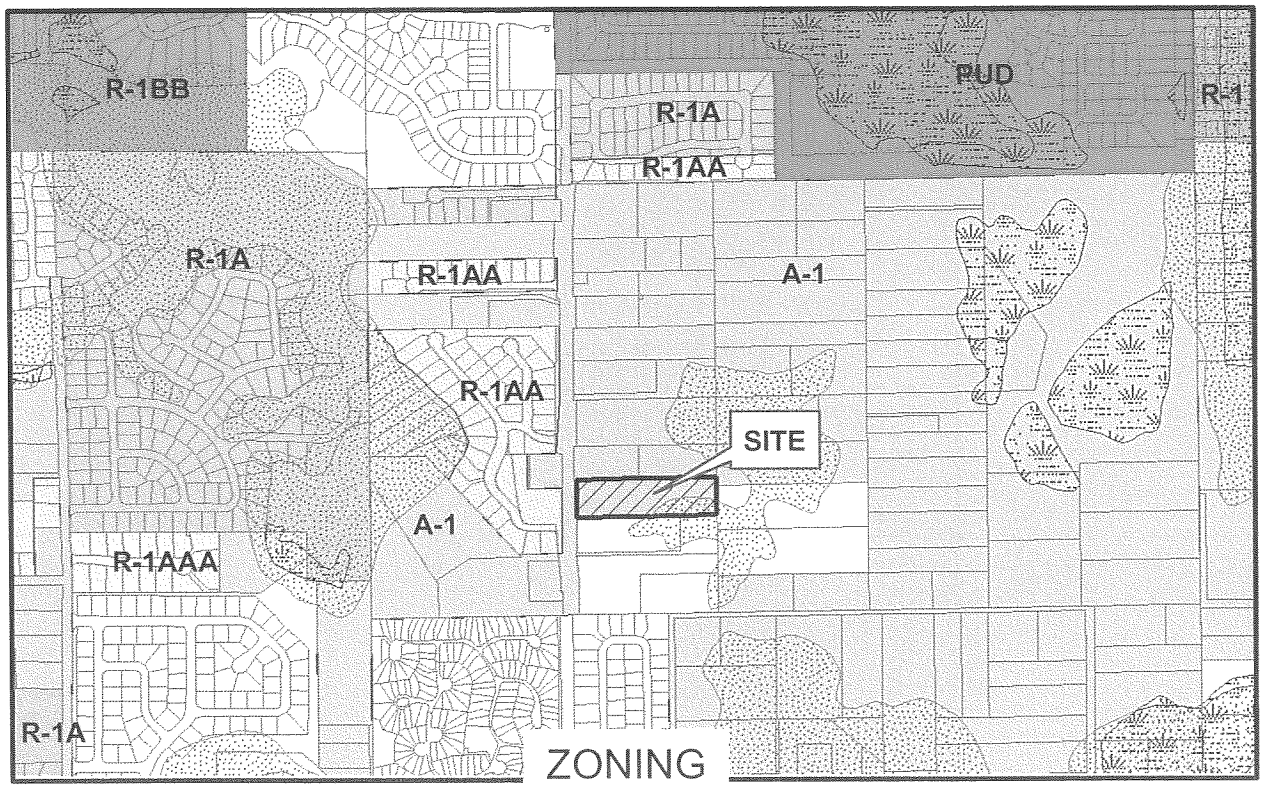


Applicant: Rally United of Florida, LLC
Physical STR: 30-20-30-300-003R-0000
Gross Acres: 4.9 +/- BCC District: 4
Existing Use: Residential
Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2005-029	A-1	R-1



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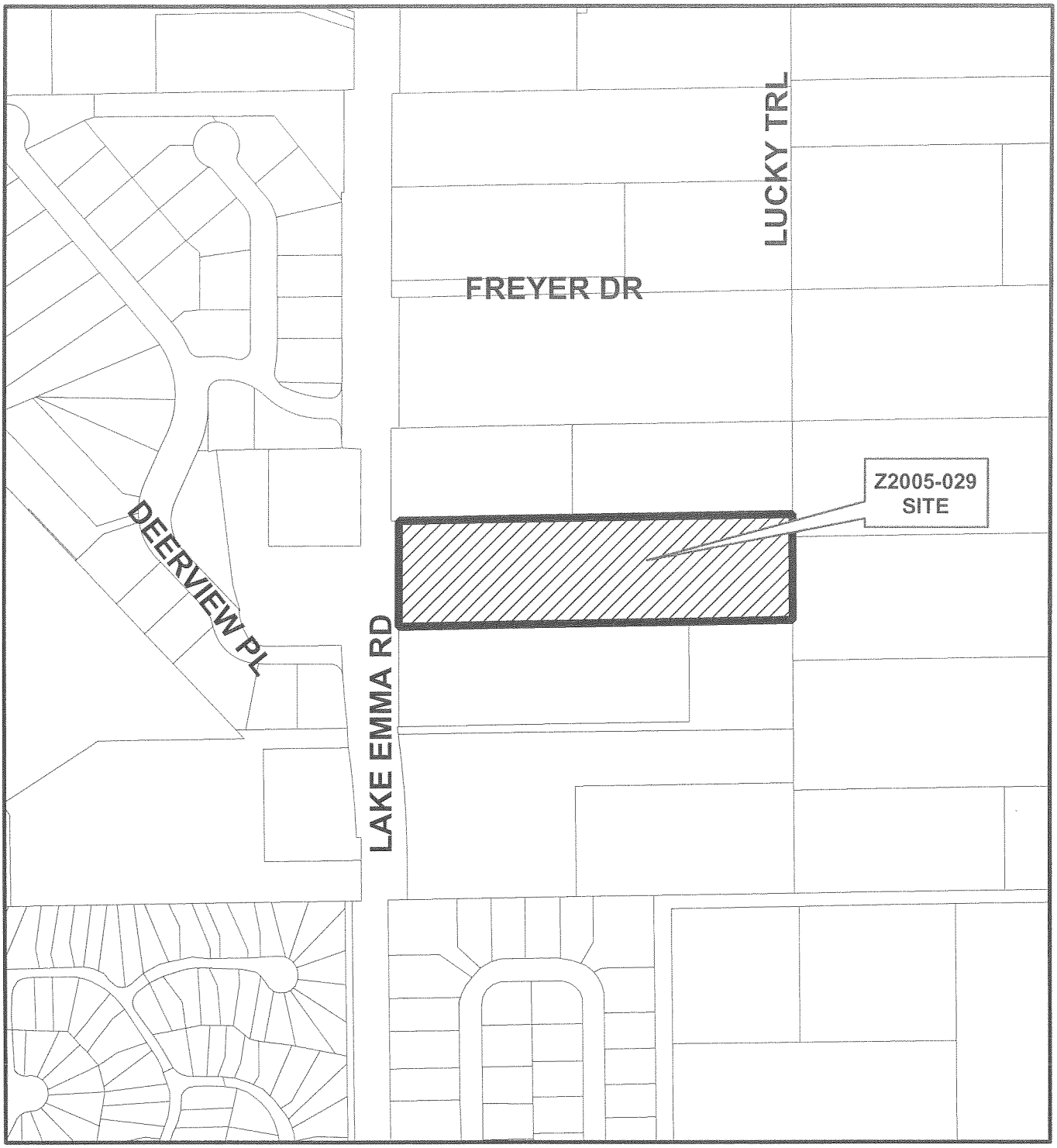

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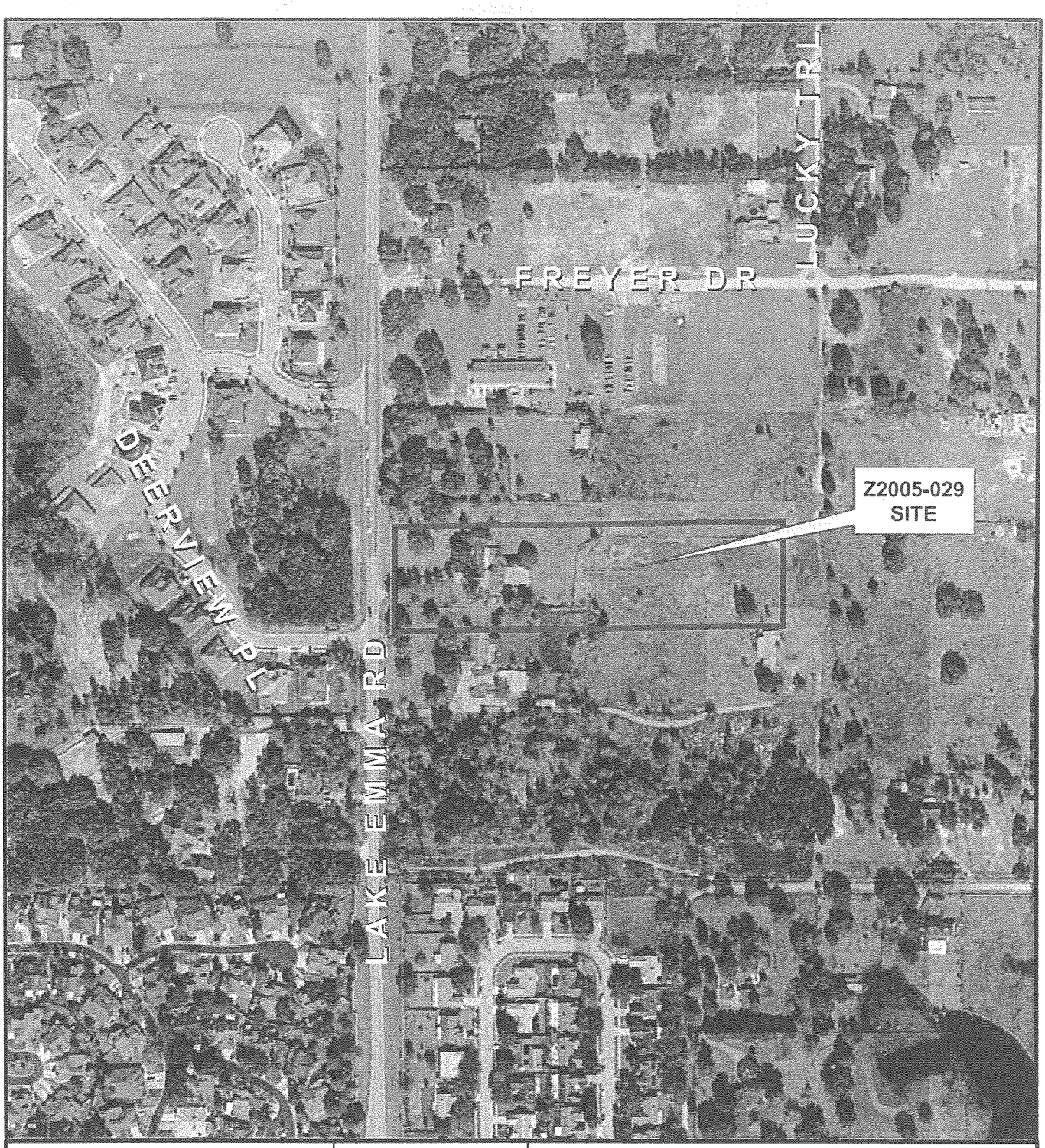

Amendment No: --
From: -- To: --
Rezone No: Z2005-029
From: A-1 To: R-1

Subject Property

N

January 2004 Color Aerials

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